



TOWN CLERK

Kandy L. Lavallee
Town Clerk

TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext. 1195
clerks@grafton-ma.gov



2019 00054734

Bk: 60546 Pg: 353
Page: 1 of 3 06/14/2019 10:01 AM WD

CERTIFICATE OF NO APPEAL

DECISION: GRAFTON ZONING BOARD OF APPEALS
2019/859

PETITIONER: Brian Prue
54 Providence Road, Grafton, MA 01519

OWNER: Brian Prue
54 Providence Road, Grafton, MA 01519

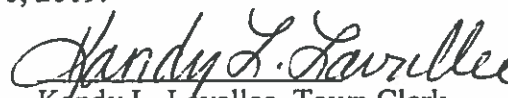
DEED REFERENCE: 54 Providence Road
Assessor's Map 73, Lot 9
Worcester District Registry of Deeds
Book 57024, Page 213

RECEIVED
JUN 14 2019
Zoning Board of Appeals

This is to certify that the Decision of the Grafton Zoning Board of Appeals on the petition of the above-named Petitioner to allow an addition of a 24' X 20' garage addition on a pre-existing, non-conforming structure. The current garage is 6/2' and 8.8' feet from the setback, looking for 6.2' and 4' of relief from the setback at property located at 54 Providence Road, Grafton, MA was duly in the Town Clerks office on May 10, 2019 at 11:14 am.

No Notice of Appeal of the Decision was filed in this office within the twenty days next, the appeal period ending on May 30, 2019.

A true copy, ATTEST:


Kandy L. Lavallee, Town Clerk
Grafton, MA





ZONING BOARD OF APPEALS
TOWN OF GRAFTON
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GRAFTON, MASSACHUSETTS 01519
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GRAFTON, MA

2019 MAY 10 AM 11:14

Handwritten signature

THE COMMONWEALTH OF MASSACHUSETTS
Town of Grafton
BOARD OF APPEALS

Thursday, May 02, 2019

Case Number: 2019/859
Special Permit

BRIAN PRUE of 54 PROVIDENCE ROAD requesting that the Zoning Board of Appeals grants a Special Permit:

TO ALLOW AN ADDITION OF A 24' x 20' GARAGE ADDITION ON A PRE-EXISTING, NON-CONFORMING STRUCTURE. THE CURRENT GARAGE IS 6/2' AND 8.8' FEET FROM THE SETBACK, LOOKING FOR 6.2' AND 4' OF RELIEF FROM THE SETBACK. BOOK: 57024 PAGE: 213

At their duly held meeting Thursday, May 02, 2019 the Zoning Board of Appeals took the following action

Motion was made Mr. Yeomans and seconded by Ms. Reed, that the Zoning Board of Appeals grant a Special Permit to BRIAN PRUE at 54 PROVIDENCE ROAD, GRAFTON MA TO ALLOW A 24' X 20' ADDITION TO AN EXISTING GARAGE, PER EXHIBIT A.

FINDINGS:

- F1. THE STRUCTURE WAS BUILT IN 1950.
 - F2. THE PARCEL IS LOCATED IN THE R40 ZONING DISTRICT.
 - F3. THE PARCEL HAS 0 FEET OF FRONTAGE.
 - F4. THE R40 ZONE REQUIRES A 40,000 SQ. ST. LOT.
 - F5. THE STRUCTURE IS LOCATED ON A 34,176 SQ. FT. LOT.
 - F6. THE R40 ZONE REQUIRES A 15' SIDE SET YARD SETBACK AND THE STRUCTURE IS LOCATED 6' 2" OFF THE SIDE YARD SETBACK.
- BASED ON FINDINGS F1-F6, THE CURRENT STRUCTURE IS A PRE-EXISTING, NON-CONFORMING STRUCTURE.
- F7. THE CURRENT USE IS A RESIDENTIAL GARAGE AND THE PROPOSED USE IS A RESIDENTIAL GARAGE.
 - F8. THE NEIGHBORHOOD CONSISTS PRIMARILY RESIDENTIAL PROPERTIES.

BASED ON FINDINGS F7-F8 THE PROPOSED ADDITION IS NOT MORE DETRIMENTAL TO THE NEIGHBORHOOD.

F10. THE LOT IS IN THE WATER SUPPLY PROTECTION OVERLAY DISTRICT.

F11. THE CHANGE IS AN INCREASE OF 480 SQUARE FEET, WHICH IS LESS THAN MAX 50% INCREASE ALLOWED.

On a roll-call vote:

Chairman, William McCusker:	Yes	Karl Chapin:	Yes
Vice Chairman, William Yeomans:	Yes	Marianne Desrosiers (Alternate):	Yes
Clerk, Kay Reed:	Yes	Brian Waller (Alternate):	Absent
Elias Hanna:	Absent		

Motion Granted

This decision is final except that any person who may be aggrieved by this decision has the right to appeal to the Superior Court in accordance with the provisions G.L. c. 40A.

William McCusker, Chairman:

William Yeomans, Vice Chairman:

Kay Reed, Clerk:

Elias Hanna:

Karl Chapin:

Marianne Desrosiers:

Brian Waller:

A true copy;

Attest:


Kandy L. Lavallee, Town Clerk
Grafton, MA